

[Title 19 ZONING](#)

Chapter 19.45 O-R-D OFFICE RESEARCH PARK AND DEVELOPMENT ZONE

[19.45.010 Purpose of provisions.](#)

[19.45.020 Design and site plan approval.](#)

[19.45.030 Permitted uses.](#)

[19.45.040 Conditional uses.](#)

[19.45.050 Hours of operation.](#)

[19.45.060 Outside storage not permitted.](#)

[19.45.070 Project area.](#)

[19.45.080 Yard requirements.](#)

[19.45.090 Building height.](#)

[19.45.100 Coverage restrictions.](#)

[19.45.110 Perimeter wall.](#)

[19.45.120 Landscaping.](#)

[19.45.130 Lighting.](#)

[19.45.140 Nuisance factors and hazards.](#)

[19.45.150 Screening.](#)

[19.45.160 Access and parking.](#)

[19.45.170 Pedestrian walkways.](#)

[19.45.180 Design considerations.](#)

[19.45.190 Consistency with general plan.](#)

19.45.010 Purpose of provisions.

The purpose of the O-R-D zone is to provide an aesthetically attractive environment for offices, research facilities, environmentally appropriate fabrication and assembly uses and accessory uses. This zone is intended to insure compatibility of new development with the surrounding land uses through standards that provide an open campus-like setting with attractive buildings, park-like grounds, and other appropriate amenities supporting employee activity. Specific measures to mitigate impacts of development will be required at the time of design and site plan approval. (Ord. 1192 § 1 (part), 1992)

19.45.020 Design and site plan approval.

Design and site plan approval for all development is a conditional use pursuant to the requirements of Sections 19.84.020 through 19.84.130 of this title. The conditional use review shall include but not be limited to architectural design and theme, building materials, lighting, signage, landscaping, parking, vehicular, bike and pedestrian access, accessory structures, helicopter pads, nuisance factors and natural and manmade hazards. (Ord. 1192 § 1 (part), 1992)

19.45.030 Permitted uses.

Permitted uses include:

- Accessory uses and buildings customarily incidental to a permitted or conditional use, excluding:
 - A. Processing and compounding of raw materials or food products, and
 - B. Samples of products for display or in conjunction with sales which are not assembled or manufactured on the premises, and
 - C. Microwave antennae (see conditional uses), and
 - D. Retail commercial accessory uses (see conditional uses);
- Agriculture;
- Bank or financial institution;
- Copy service;
- Day care/preschool center;
- Facilities for the furnishing of meals and sale of refreshments and personal convenience items to the employees or visitors of such establishments, and located within the building served;
- Medical, optical and dental laboratories;
- Office, business or professional;
- Office supply;
- Optometrist and/or oculist located within an office building;
- Pharmacy located within an office building;
- Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner. (Ord. 1192 § 1 (part), 1992)

19.45.040 Conditional uses.

Conditional uses include:

- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Class B beer outlet;
- Fabrication, assembly and treatment of articles of merchandise from previously prepared precious or semiprecious metals or stones;
- Fabrication, assembly and maintenance of business machines and/or electronic instruments, excluding processing and compounding of raw materials;
- Hotel;
- Laboratory (other than those listed as a permitted use) which may include scientific research, investigation, testing or experimentation including

prototype product development or incidental pilot plants;

-- Living quarters for caretaker, guard or night watchman;

-- Microwave antennae;

-- Medical supplies assembly;

-- Private educational institution;

-- Private nonprofit locker club;

-- Private school related to research and development;

-- Public and quasi-public uses;

-- Radio and/or television station;

-- Restaurant, excluding drive-through or take-out service;

-- Restaurant liquor license;

-- Retail commercial uses accessory to and/or supporting a permitted use or conditional use;

-- Shared parking;

-- Other uses of similar intensity to the above as determined by the planning commission. (Ord. 1416 § 2 (part), 1998; Ord. 1356 § 2, 1996; Ord. 1192 § 1 (part), 1992)

19.45.050 Hours of operation.

A. Retail commercial uses shall only be open for business between six a.m. and eleven p.m. unless the planning commission approves additional hours.

B. Commercial garbage and rubbish collection shall only occur between seven a.m. and six p.m. if there is a residential zone or residential use within three hundred feet of the collection point. (Ord. 1192 § 1 (part), 1992)

19.45.060 Outside storage not permitted.

Outside storage of any stock, motor vehicles (other than parking for employee and visitor vehicles), or other property is not permitted. (Ord. 1192 § 1 (part), 1992)

19.45.070 Project area.

The project area shall be a minimum of ten acres, but this requirement does not preclude separate ownership of buildings. (Ord. 1192 § 1 (part), 1992)

19.45.080 Yard requirements.

The minimum yard requirements for all main and accessory buildings are as follows:

A. Front yard: fifty feet;

B. Side yard:

1. Fifty feet if adjacent to a residential or agricultural zone, or facing on a street. The side yard shall be increased at least one foot for each additional foot of building height above thirty feet;

2. Thirty feet if adjacent to other zones.

C. Rear yard:

1. Fifty feet if adjacent to a residential or agricultural zone, or facing on a street. The rear yard shall be increased at least one foot for each additional foot of building height above thirty feet;

2. Thirty feet if adjacent to other zones.

(Ord. 1192 § 1 (part), 1992)

19.45.090 Building height.

The maximum height of a building or structure shall be two stories. The planning commission may allow additional height to a maximum of six stories where it is determined that additional height will not adversely impact the surrounding land uses. The planning commission may reduce the height allowed at locations where a reduction in height is necessary to minimize the impact on surrounding land uses. (Ord. 1192 § 1 (part), 1992)

19.45.100 Coverage restrictions.

A building or group of buildings, with their accessory buildings, shall not cover more than twenty-five percent of the project area. (Ord. 1192 § 1 (part), 1992)

19.45.110 Perimeter wall.

A. All uses shall have a decorative tinted concrete or masonry wall along all rear and side yards not fronting on a public street, which abut a residentially or agriculturally zoned property or a residential use. This requirement may be waived by the planning commission upon a determination that the wall is not necessary to buffer the adjacent use. Such walls shall not be located in the required setback from a public street.

B. All perimeter walls shall be a minimum of six feet high unless the planning commission requires a higher wall as part of the conditional use approval.

C. The planning commission may allow appropriate access to trails, creeks, or other open space amenities. (Ord. 1192 § 1 (part), 1992)

19.45.120 Landscaping.

A. All landscaped areas shall be planted with live plant material and include a permanent automatic irrigation system, except for natural areas approved by the planning commission for preservation. The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

B. A minimum of thirty percent of the total site shall be landscaped. The planning commission may approve preservation of natural areas or trails as part of the thirty percent.

C. The required front yard setback and the required side yard setback which faces on a street on corner lots shall be landscaped with live plant materials including shrubs and trees except for necessary vehicular driveways and pedestrian walkways. Deciduous trees shall have a minimum caliper of two inches. A minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet.

D. Landscaping in parking areas shall meet the following minimum requirements:

Size of parking area	Percent landscaped
Less than 15,000 square feet	5
15,000 to 29,999 square feet	7.5
30,000 square feet and larger	10

One tree shall be planted for every ten parking stalls. Deciduous trees shall have a minimum caliper of two inches. A minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet. The distribution of the trees shall maximize shading during summer months. All landscaped areas shall be separated from the parking surface by at least a six-inch-high curb.

E. A minimum landscaped area fifteen feet wide is required along the side and rear property lines. Where a side yard or rear yard is adjacent to a residential or agricultural zone or residential or agricultural use, the entire side yard setback and rear yard setback shall be landscaped.

F. Berming of the landscaped areas is encouraged. (Ord. 1192 § 1 (part), 1992)

19.45.130 Lighting.

- A. Uniformity of lighting is desirable to achieve an overall objective of continuity, and to avoid objectionable glare.
- B. The maximum height of luminaries shall be eighteen feet unless the planning commission requires a lower height as part of the conditional use approval. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential or agricultural zone or an adjacent residential or agricultural use.
- C. All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of twenty-five percent of the total luminaries used, unless the planning commission approves a higher percentage.
- D. Pedestrian walkways to mass transit facilities shall be lighted. (Ord. 1192 § 1 (part), 1992)

19.45.140 Nuisance factors and hazards.

Operations shall not be conducted which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

- A. Activities conducted on the premises shall comply with all local, state and federal laws and regulations and permits.
- B. The noise level emanating from any use or operation shall not exceed the limits in the health department health regulation number twenty-one, or its successor, regarding noise control. The noise level shall not in any case exceed five decibels above the ambient level of the area measured at the property line. For the purposes of compliance with health regulation number twenty-one all properties located within an office research park and development zone shall be considered residential.
- C. A use shall be not permitted which creates objectionable odor in such quantity as to be readily detectable at the boundaries of the site. (Ord. 1473 (part), 2001; Ord. 1192 § 1 (part), 1992)

19.45.150 Screening.

- A. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry wall that is a minimum of six feet high or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of fifty feet from any residential or agricultural zone boundary or property containing a residential or agricultural use.
- B. All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building.
- C. The use of roof appurtenances is discouraged. If roof appurtenances including, but not limited to, air conditioning units and mechanical equipment are used, they shall be placed within an enclosure at least as high as the roof appurtenances that reflects the architectural design scheme of the project and complies with the requirements for penthouses and roof structures of the Uniform Building Code, as adopted by the state. Such enclosures require planning commission approval, and shall minimize visibility from on-site parking areas, adjacent public streets, and adjacent residentially or agriculturally zoned property. The planning commission may require that the enclosure have a roof when it determines that a roofed enclosure is necessary to meet the objectives of this section.
- D. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.
- E. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets. (Ord. 1230 § 2, 1993; Ord. 1192 § 1 (part), 1992)

19.45.160 Access and parking.

- A. The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner

sites access points shall be located as far from the corner as reasonably possible and in no case less than sixty feet from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into residential or agricultural areas.

B. Parking shall be located peripherally around the buildings rather than concentrated between the building and the public streets to allow the building to be closer to the mass transit facilities.

C. Parking spaces for vanpool/carpool vehicles shall be provided and have a priority location near building entrances to encourage this form of mass transit.

D. Parking shall not be located in the required front yard setback or the required side yard setback which faces on a street. (Ord. 1192 § 1 (part), 1992)

19.45.170 Pedestrian walkways.

A. Pedestrian walkways, a minimum of five feet wide, shall be provided to accommodate pedestrian movement between activity centers within the site, to adjacent uses and from building entrances directly to mass transit facilities.

B. Public easements for walkways, jogging paths and similar uses may be required. (Ord. 1192 § 1 (part), 1992)

19.45.180 Design considerations.

In order to meet the purposes of the O-R-D zone, the planning commission shall consider the following prior to approval of any plan:

A. The development shall provide on-site amenities and appropriate buffering to adjacent properties and uses.

B. The scale of the development shall be in character with the surrounding land uses.

C. Safe access shall be provided within the site and to public streets. (Ord. 1192 § 1 (part), 1992)

19.45.190 Consistency with general plan.

Development shall be consistent with the Salt Lake County General Plan. (Ord. 1473 (part), 2001: Ord. 1192 § 1 (part), 1992)

[<< previous](#) | [next >>](#)